

MINUTES OF THE HOWARD COUNTY PLANNING BOARD – September 6, 2007 P.M.

Members Present: Tammy CitaraManis, Chairperson; David Grabowski, Vice-Chair; Gary Rosenbaum; Linda Dombrowski; Ramsey Alexander, Jr.

Members Absent:

DPZ Staff Present: Marsha McLaughlin; Mike Antol; Kent Sheubrooks; Bill Mackey; Dace Blaumanis; Kimberley Flowers; Lisa Kenney

Pre-Meeting Minutes

The premeeting started at 6:35 p.m. with Ms. CitaraManis, Mr. Grabowski, Mr. Rosenbaum and Mr. Ramsey in attendance. The Board discussed amendments to the minutes of June 21 and June 7th. They also discussed options for a Planning Board retreat and the process for signing ZRA 90. The premeeting ended at approximately 6:54 p.m.

Minutes

On Motion by Mr. Grabowski and seconded by Mr. Alexander the minutes of June 21, 2007 were approved as amended. Vote: 3 to 0. Ms. Dombrowski and Mr. Rosenbaum abstained.

ELECTION OF OFFICERS

Mr. Grabowski moved to nominate Ms. CitaraManis to continue as Chair of the Board and Mr. Alexander seconded the motion. Vote: 4 Yea 0 Nay. The motion was carried.

Mr. Alexander moved to nominate Mr. Grabowski to continue as Vice-Chair and Mr. Rosenbaum seconded the motion. Vote: 4 Yea 0 Nay. The motion was carried.

PUBLIC HEARING

Ms. CitaraManis opened the public hearing at approximately 7:02 p.m.

PLANNING BOARD CASES

PB 380 – Weller Property

Presented By: Mike Antol

Petition: For approval of a preliminary equivalent sketch plan (SP-06-012) for the subdivision of 7 single family detached buildable lots and 2 open space lots in a R-ED Zoning District, located in the First Election District, on the northeast corner of Illchester and Landing Roads, containing about 4.05 acres, in Howard County, Maryland.

DPZ Recommendation: Approval

Petitioner's Representative: Don Mason, Benchmark Engineering

Mr. Antol gave an overview of the proposed plan and explained the requests for setback reductions.

Don Mason, Engineer, Benchmark Engineering, explained the plan in detail and stated that they would be paying a fee-in-lieu because they could not accommodate reforestation on-site. Mr. Rosenbaum questioned why reforestation couldn't take place on-site. Mr. Mason explained that along Illchester and Landing Roads there are BGE cut lines which makes them unable to obtain creditable forest in order to meet the reforestation requirement.

Ms. Dombrowski questioned the width of the driveway for the seventh house and Mr. Mason explained that the driveway does meet the 16 foot requirement. He also explained that an existing drive at the back of the property would be removed when the subdivision was built.

Kirk Elliott of 4933 Landing Road asked Mr. Mason about the location of the drainage from the subject property. Mr. Mason explained that a stormwater management pond was to be built to capture drainage.

Karen Martin of 4811 Coachman Drive asked Mr. Mason about the grading and drainage for the property. Mr. Mason explained where the drainage would go and what part of the site would actually be graded.

Ms. CitaraManis closed the public hearing at approximately 7:30 p.m.

Motion:

Mr. Grabowski moved to accept the technical staff report for PB 380, Weller Property. Mr. Rosenbaum seconded the motion.

Discussion:

Mr. Grabowski stated that the plan took into account stormwater management by utilizing the contour of the property and that it maintains the scenic road buffers.

Mr. Rosenbaum stated his agreement with Mr. Grabowski and further stated that environmental features had been retained.

Ms. Dombrowski agreed with the Board and pointed out that the developer could have put 8 lots on the property and opted for 7 lots to allow more yard per lot.

Mr. Alexander stated his agreement with the Board.

Vote:

5 Yea. 0 Nay. The motion was carried.

Ms. CitaraManis opened the public meeting at approximately 7:34 p.m.

FINAL DEVELOPMENT PLANS

FDP III-A-1 Howard Research and Development Corporation, Seiling Industrial Park (Wegman's)

Presented By:	Kent Sheubrooks
Petition:	For approval of an amendment of a Final Development Plan and Criteria for the purpose to clarify that large full service food and grocery stores, and related uses are a permitted use in the Employment Center- Industrial Land Use Area (specifically on Parcel D-2). This FDP applies to 181.422 acres of New Town zoned land, located west of Snowden River Parkway, east of Dobbin Road, south of Little Patuxent Parkway, Maryland Route 175 and north of Oakland Mills Road in the Sixth Election District of Howard County, Maryland.
DPZ Recommendation:	Approval
Petitioner's Representative:	Richard Talkin, Esq.

Mr. Sheubrooks explained the request to amend the criteria of the Final Development Plan, as well as information on the history of the site and adjacent properties.

Mr. Rosenbaum asked what the basis was for the Department to approve the amendment as well as information on the FDP for the property across the street from the subject parcel. Mr. Sheubrooks explained that the use would be compatible with surrounding uses and that Columbia Square is completely different as it is zoned B-2.

Ms. Dombrowski questioned specifically listing uses. Mr. Sheubrooks explained that the Department thought it was better to list the use, which is not currently listed under M-1.

Robert Jenkins, Howard Research and Development stated that the application was brought to GGP and GGP agreed to the use and acted in cooperation with the landowner and purchaser. Ms. McLaughlin asked if HRD would also amend the outdated criteria in the FDP referencing obsolete zoning districts, and Mr. Jenkins agreed to amend the FDP and remove outdated information.

Mr. Talkin stated that Wegman's is a compatible use already, however the Department wanted to list the use specifically to clarify this and that GGP is the entity authorized to request amendments to the Final Development Plan. Ms. CitaraManis asked if any other FDP's in Columbia relied on the same type of language. Mr. Talkin explained that there is no other 100,000 square foot grocery store in Columbia. He stated that the petitioner met with Long Reach, Owen Brown, Oakland Mills, Kings Contrivance and Hickory Ridge Village Boards and received great feedback.

Ms. Dombrowski asked if any concerns were raised by any of the Boards. Mr. Talkin stated that there were some concerns regarding traffic, however the petitioner would be making road improvements when constructing the Wegman's.

Joan Lancos spoke representing the Hickory Ridge Village Board and read their letter of support for the FDP amendment stating that the specialized food market is an appropriate use in industrial park.

Buddy Mays of 2625 Sand Hill Road spoke in opposition of Wegman's food market stating that he is President of Union for Giant Food Stores. He stated his concerns regarding loss of jobs and hours for nearby stores, as well as the stores incompatibility.

Torrey Jacobson, Executive Director, Mid-Atlantic Joint Labor Fund spoke in opposition of the amendment stating that the store would not be a good fit and that Columbia was designed for local shopping. He also stated concerns regarding loss of jobs and the closing of neighboring food stores.

Joshua Proteau of 7231 Dockside Lane spoke in support of the amendment stating that competition is good for the area, and that he would like to see Wegman's come to Columbia as his family currently drives 30 miles or more in order to visit a similar store.

Jim Hookey of 7447 First League, Columbia spoke in support of Wegman's stating that existing stores in Columbia are an embarrassment and that Columbia needs a store that is comparable to the quality of Columbia.

Steve Leity of Wegman's Foods stated that they had good meetings with the Village Boards and that they look forward to coming to Columbia.

David Adler of 10418 Queensway Drive spoke in support of Wegman's stating that currently his family drives very far to get the quality and service that is provided by stores such as Wegman's.

Marsha Adler of 10418 Queensway Drive spoke on behalf of "the cooks of Howard County" and indicated her enthusiastic support.

Motion:

Mr. Alexander moved to approve the plan and Mr. Grabowski seconded the motion. Ms. Dombrowski amended the motion to include deletion of the outdated language in the FDP. Mr. Alexander accepted the amended motion.

Discussion:

Mr. Grabowski agreed that the language is specific and that it would be an ancillary use and would fit in a commercial use.

Mr. Rosenbaum stated his agreement that the use is compatible.

Ms. Dombrowski stated that it is similar in fashion to those already in use and that placement in industrial is appropriate.

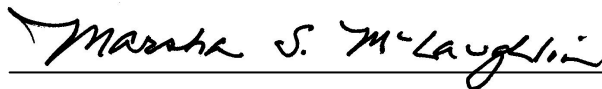
Vote:

5 Yea 0 Nay. The motion was carried.

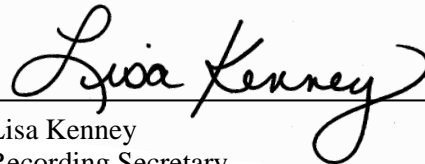
SPECIAL SUBJECTS:

1. The Board had a public worksession to discuss changes to its Rules of Procedures. They requested several changes and plan to vote on the final document at the September 20, 2007 public meeting.
2. The Board had a public worksession regarding ZRA-90 and voted 2 to 1 to recommend approval based on conditions noted in the recommendations. Ms. Dombrowski dissented, and Mr. Alexander abstained from the vote. Ms. CitaraManis had previously recused herself from this case.

THERE BEING NO FURTHER BUSINESS, THE PLANNING BOARD ADJOURNED AT APPROXIMATELY 10:35 P.M.



Marsha McLaughlin
Executive Secretary



Lisa Kenney
Recording Secretary